Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode: 5 Alexander Court, Warranwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,295,000 Property Type House Suburb Warranwood

Period - From 07/11/2024 to 06/11/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	21 Colman Rd WARRANWOOD 3134	$1,160,000	02/10/2025
2	60 Eskdale Dr CROYDON HILLS 3136	$1,160,000	19/08/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 07/11/2025 16:24

5 Alexander Court, Warranwood Vic 3134

Lachlan Williams
9722 9755
0414 582 556
teamwilliams@hoskins.com.au



3 2 5

Property Type: House (Res)
Land Size: 1026 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
07/11/2024 - 06/11/2025: $1,295,000

Comparable Properties



21 Colman Rd WARRANWOOD 3134 (REI)

3 1 2

Price: $1,160,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments



60 Eskdale Dr CROYDON HILLS 3136 (REI/VG)

3 2 3

Price: $1,160,000
Method: Private Sale
Date: 19/08/2025
Property Type: House
Land Size: 745 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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